



**SHREWSBURY PLANNING BOARD  
SHREWSBURY, MASSACHUSETTS**

**MINUTES**

Regular Meeting: March 2, 2006 - 7:00 P.M.

Location: Selectmen's Hearing Room - Municipal Office Building

**Present:** Melvin P. Gordon, Chairman  
Stephan M. Rodolakis, Vice-Chairman  
Kathleen M. Keohane

**Absent:** Jill R. Myers, Clerk  
Donald F. Naber

**Also Present:** John D. Perreault, Town Engineer  
Eric Denoncourt, Engineer/Planner

Mr. Gordon opened the meeting at 7:00 P.M.

**1. Review and Approve Minutes**

The Planning Board approved the Minutes of December 8, 2005 and January 5, 2006 as submitted.

**2. Signed bills.**

**3. Meetings and Hearings**

**7:00 P.M. Board Member Comments**

**7:05 P.M. Memorial Drive Business Park, Site Plan Approval  
Public Hearing, Continued from August 4, 2005  
Location: east side of Memorial Drive, south of Hyde Farm Road  
Decision Deadline: 65 days from the close of hearing**

Attending the meeting were Attorney Ricker – the developer of the property, and John Grenier – the engineer from J.M. Grenier Associates, Inc.

Mr. Grenier said the portion of work being proposed is in the rear of the parcel. He said they are proposing six commercial buildings; there will be 70,000 sq. ft. total of warehouse buildings, with offices in them typical to what is in the park now.

Mr. Grenier explained the run-off on the property. He said they have worked with Engineering to review and revise plans. He showed that they moved the detention basin to the south; and said no retaining walls will be used.

Mr. Grenier said they included the phasing plan. He commented that maybe some blasting will be required; saying they anticipate Phase One will require some blasting.

Mr. Grenier said he feels the project will take several years and would be market driven.

Attorney Ricker said they met with Engineering to address Mr. Denoncourt's comment letter and believes everything has been worked out.

Mr. Gordon read the letter from the Board of Health and the Police Chief.

Mr. Rodolakis asked the following:

- 1) septic location?
- 2) drainage work?
- 3) regarding the Board of Health concern – move some parking?

Mr. Gordon asked, regarding #13 in Engineering Comment letter, if it can be worked out with Engineering, and Mr. Denoncourt said it could.

Mr. Gordon officially closed the hearing. The Board voted to approve the project with the March 1, 2006 comments being satisfied by Engineering and Richard Ricker.

**7:05 P.M.      101 N. Quinsigamond Avenue, Three Unit Multi-family  
Special Permit and Site Plan Approval  
Public Hearing, Continued from November 3, 2005  
Decision Deadline: 65 days from the close of hearing**

Mr. Gordon read a letter dated March 2, 2006 from Attorney Richard Ricker, asking for a continuation. The Board voted to allow the continuance to April 6, 2006.

Mr. Gordon continued the hearing to April 6, 2006 at 7:15 P.M.

**7:10 P.M.      Nelson Point, Definitive Subdivision  
Public Hearing, Continued from December 8, 2005  
Location: off Nelson Point Road, west of Lake Street  
Decision Deadline: March 15, 2006**

Attending the hearing was Attorney David Brown and Chris Cutler, from Cutler Brown Realty Trust, the developers, and Eric Las – the engineer from Beals and Thomas, Inc.

Mr. Gordon read an E-mail from Ruth Flynn, 33 Nelson Point Road, dated March 1, 2006.

Attorney Brown said they adjusted the road to take it out of the portion of land that belongs to the Town. He also said they have lowered the number of units being proposed. He stated that they have worked on getting sewer out there.

Mr. Rodolakis commented that he never saw anything regarding access as related to Lot #19. Attorney Brown said he can get this information.

Attorney Brown noted that they will extend pavement down to last house, but pavement width will vary. He commented that putting water all the way down would be expensive, because he will have to blast all the way down the road; he said they will bring water 500 feet past Point Road.

Mr. Denoncourt said he needs more information on the curve and sight distance waivers. Attorney Brown suggested they meet with Engineering on that.

There was discussion of 2% grade at entrance; there was concern that the 2% grade was not from gutterline. Attorney Brown said he will verify this.

Attorney Brown said they will use bituminous to the point where they're going to make the road public.

Mr. Gordon expressed concern about benches at the end of the walking path and the maintenance of them. Attorney Brown commented that could just be removed off the plan.

Attorney Brown explained the issue of concern of the Conservation Commission.

Mr. Gordon asked about phasing. Attorney Brown explained. Mr. Gordon asked that it be submitted to the Board for review.

Mr. Gordon said some lots have two driveways, some will require a waiver, and suggested they also discuss this with Engineering to come up with the best plan.

Mr. Gordon also suggested they discuss with Engineering the length of the cul-de-sac, as they may need a waiver, as per Engineering's letter.

Ms. Keohane had the following comments:

- 1) getting blasting information; Mr. Cutler said he could get information to give out, and he gave a rundown. Mr. Gordon suggested doing a list stating process to become part of the record.
- 2) asked 2% distance be verified.

Mr. Rodolakis restated about getting Nelson Point Road accepted as a public road before Point Road can be accepted. Attorney Brown said he understood this.

Richard Bousquet, 20 Nelson Point Road, expressed concern that 24/7 there will be access down road especially for emergencies during construction. Mr. Gordon said they can put in the Decision that Nelson Point Road will not be closed during construction.

Larry Flynn, 33 Nelson Point Road, listed the following:

- 1) length of pavement? Why not bring pavement all the way down?
- 2) Why not bring water all the way down? Location of Fire Hydrant?
- 3) Comment regarding road getting accepted.

Mr. Gordon answered with the following comments:

- 1) looking into fire hydrant location;
- 2) bringing water down

Attorney Brown asked for continuance and agreed to extend Decision deadline to May 15, 2006.

Mr. Gordon continued the hearing to April 6, 2006, at 7:35 P.M.

**7:15 P.M. Gulf View Estates, Definitive Subdivision  
Public Hearing, Continued from December 8, 2005  
Location: Gulf Street & Browning Road  
Decision Deadline: May 15, 2006**

Mr. Gordon read a letter dated March 2, 2006 from Attorney Joseph Allen, asking for a continuation. The Board voted to allow the continuance to April 6, 2006.

Mr. Gordon continued the hearing to April 6, 2006 at 7:05 P.M.

**7:20 P.M. Adams Farm Phase II, Senior Housing  
Special Permit and Site Plan Approval  
Location: east side of Cherry Street, south of Boston Turnpike  
Decision Deadline: 65 days from the close of hearing**

Mr. Gordon read a letter dated February 28, 2006 from Kevin Giblin, Brendon Properties, asking for a continuation. The Board voted to allow the continuance to March 2, 2006.

Mr. Gordon continued the hearing to April 6, 2006, at 7:10 P.M.

**7:25 P.M. Residences at Flint Pond, Senior Housing  
Special Permit and Site Plan Approval  
Public Hearing, Continued from June 2, 2005  
Location: Hartford Pike (Route 20), southeast of Lake Street  
Decision Deadline: 65 days from the close of the hearing**

Mr. Gordon said the proponents for Residences at Flint Pond have asked for a continuation. The Board voted to allow the continuance to April 6, 2006.

Mr. Gordon continued the hearing to April 6, 2006 at 7:20 P.M.

**7:30 P.M. Palm Meadow Estates, Definitive Subdivision  
Public Hearing, Continued from July 7, 2005  
Location: Clews Street, east of Route 140  
Decision Deadline: April 28, 2006**

Mr. Gordon read a letter dated March 1, 2006 from Dunn McKenzie, Inc., asking for a continuation. The Board voted to allow the continuance to April 6, 2006.

Mr. Gordon continued the hearing to April 6, 2006, at 7:25 P.M.

**7:35 P.M. Kings Brook Crossing, Definitive Subdivision  
Public Hearing, Continued from December 8, 2005  
Location: Old Mill Road, northwest of Harrington Avenue  
Decision Deadline: May 16, 2006**

Mr. Gordon read a letter dated March 1, 2006 from Northeast Financial Management Corp. and a letter dated March 2, 2006 from Attorney Joseph Allen, asking for a continuation. The Board voted to allow the continuance to April 6, 2006.

Mr. Gordon continued the hearing to April 6, 2006, at 7:30 P.M.

**4. New Business**

**a. Cosmopolitan Estates, Approve Bond and Sign Covenant Release**

The Board voted to approve the Bond amount and sign the Covenant Release for Cosmopolitan Estates.

**5. Old Business**

**6. Correspondence**

- a) Article from BusinessWeek online dated February 2, 2006, entitled, "Bringing Community to the City"
- b) Workshop, entitled, "Zoning for Affordable Housing," held various dates
- c) Letters from Town Clerk – appeal period past for St. John's High School and Glendale Avenue Subdivision
- d) CMRPC – Presentation to Shrewsbury Board of Selectmen – as presented on Monday, February 27, 2006
- e) Highway Department to Kayla Development, regarding snowplowing invoice for Federal Estates

Meeting adjourned at 8:25 P.M.

Respectfully Submitted,

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*Annette W. Rebovich*